

State Agency Recommendations, Implementation Opportunities & Constraints

Town of Secretary

PlanMaryland Planning Area Review

General Recommendation & Rationale

The Smart Growth Subcabinet on April 24, 2013 endorsed, as proposed, the Town of Secretary's Targeted Growth and Revitalization Area and its Future Growth Area, as well as identified portions of the town appropriate for the following Preservation/Conservation Planning Areas - Natural Resources and Climate Change Impact, as depicted on the attached maps, for incorporation into PlanMaryland.

The small size, population and market for residential and business growth in Secretary place considerable constraints on its immediate potential to fulfill PlanMaryland's Purpose and Intent for Targeted Growth and Revitalization Areas. Secretary is not likely in the near future to:

- Provide a focal point for dense, mixed-use growth, economic development, and revitalization.
- Accommodate a significant portion of the County's or the region's growth.
- Provide a substantial increase in the supply of desirable residential and commercial development, so as to minimize market pressure for growth outside PFAs.
- Play a large role toward the integration of transportation and land use, greater access to goods, services and resources in the region, and increased use of non-motorized forms of travel such as transit.

The town is, however, supported by an adopted local comprehensive plan and corresponding goals, policies and implementation guidelines that are consistent and compatible with PlanMaryland's goals and objectives for TGRAs. Similarly, the supportive disposition of the local governing body and the existing conditions in the town suggest good potential for progress as opportunities arise. At this time, the town has not submitted a Sustainable Community application. It should be noted that the town is located in a low lying area, which is susceptible to sea level rise, and is adjacent to important natural resource habitats.

Implementation Opportunities

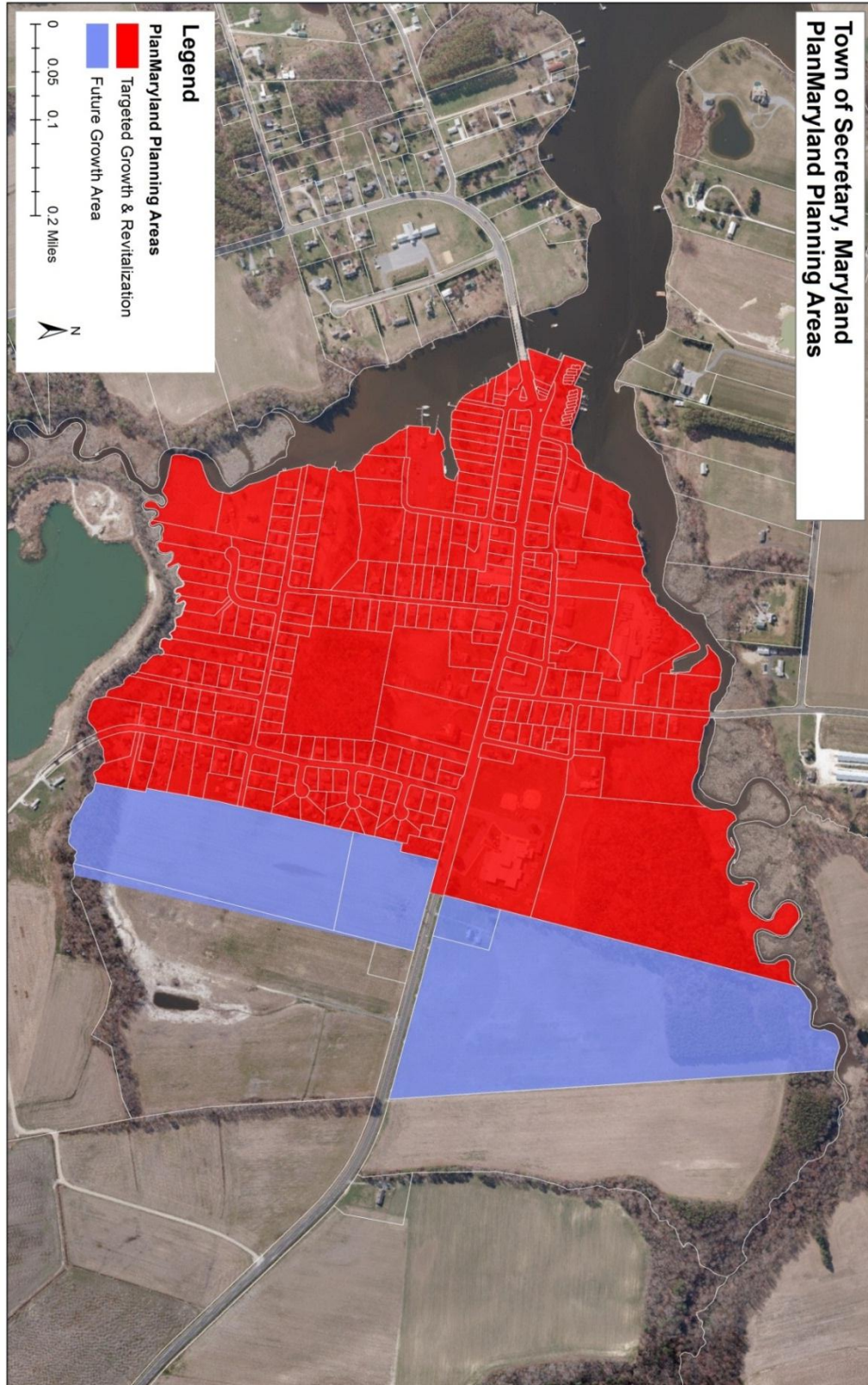
- Work with the town to plan for improved connectivity of the existing street grid and eventually for its extension into future growth areas. Work to improve and expand biking and walking opportunities.
- Connect to and leverage existing assets and infrastructure, including heritage sites and scenic byways to support long term vitality and economic development.
- Work with the town to clarify current needs for housing choice and affordability, if any, and explore other needs, such as possible opportunities for adaptive reuse of seafood packing houses. Meet with town officials to discuss opportunities for targeted investment through state programs that may be beneficial.
- Work with the town to update their Zoning Ordinance and Subdivision Regulations and other implementation ordinances to better incorporate and address the goals and objectives of PlanMaryland; improve the town's resiliency to coastal hazards; adapt and respond to expected climate change impacts; and take advantage of numerous opportunities to conserve and enhance natural resources and improve recreational trail access.

Potential Constraints on Implementation

- Use of state programs and resources in "Place" Planning Areas which overlap with "Preservation/Conservation" areas currently targeted by State agencies will be subject to additional review and evaluation, to take into account the goals of both designations and ensure the most appropriate state actions and investment of resources. State investment in Preservation/Conservation Areas will be evaluated on a case-by-case basis considering existing structures and investments, the needs, the potential hazards and long-term benefits, and the type of investment. Each agency evaluates state resource allocations differently based on its mission responsibility. State capital investments may be minimized in areas susceptible to Climate Change Impact and/or designed to be more resilient to impacts, like sea level rise.
- As noted, the size, population, employment, growth rates, and market demand for residential and employment development are too small to effectively address many PlanMaryland objectives for land use, economic development, housing and transportation.
- The jobs/housing imbalance is not addressed by existing plans, nor is there a plan for jobs and economic development. Without addressing the lack of jobs, household growth in Secretary may contradict PlanMaryland objectives to reduce commute distances and mobile source GHG emissions by concentrating growth in TGRAs. These issues should be considered in collaborating with the town to address the desire for growth.

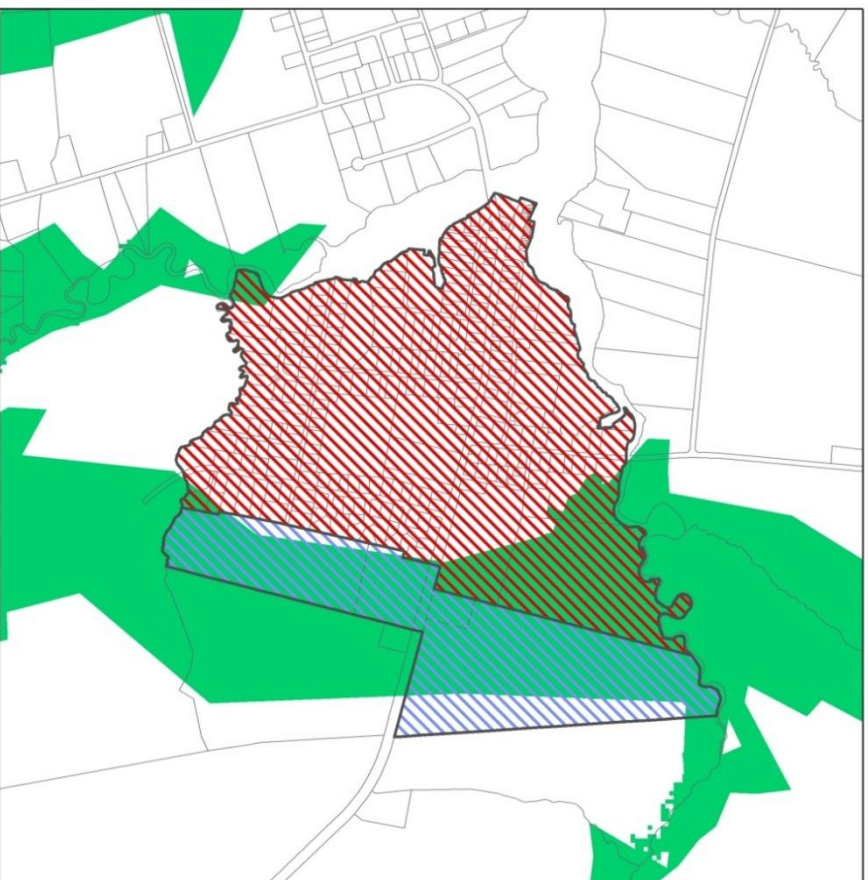
Town of Secretary

PlanMaryland Planning Areas (Places)

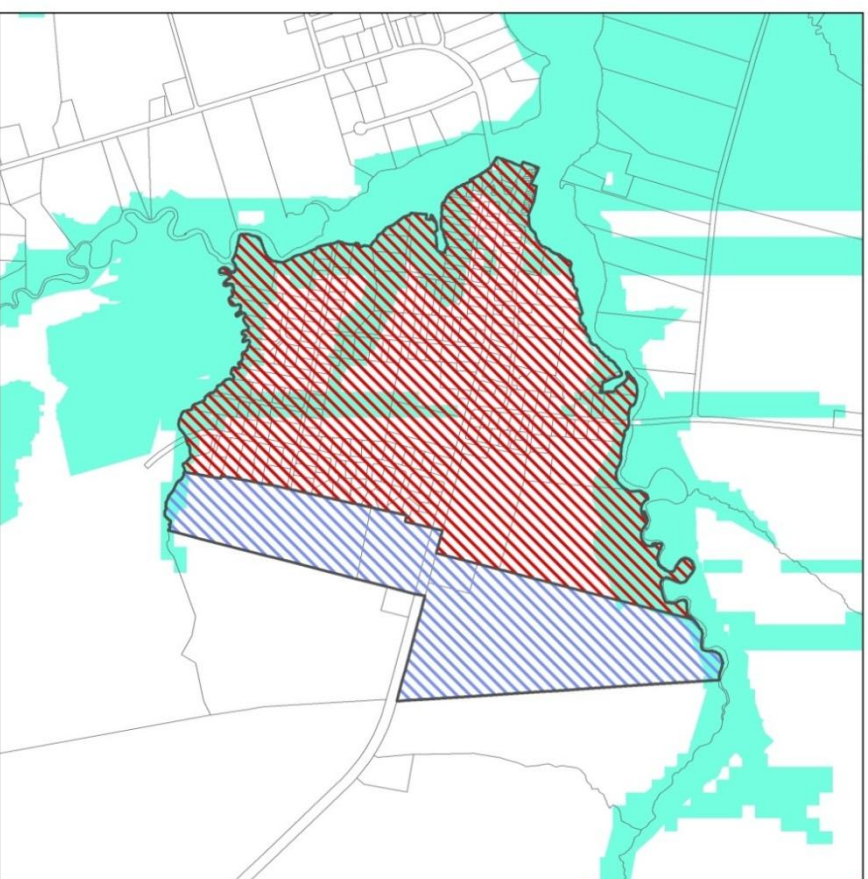


Town of Secretary PlanMaryland Planning Areas

Natural Resource Areas



Climate Change Areas



- PlanMaryland Planning Areas**
- Targeted Growth & Revitalization
 - Established Community
 - Future Growth
 - Large Lot Development
 - Rural Resource Areas
- Rural Legacy Areas**
- Natural Resource Areas*
 - Climate Change Areas

* Natural Resource Areas include Priority Preservation Areas, Green Prints, Targeted Ecological Areas, Wildlife & Rare Species Habitats, Forests Important for Water Quality, and Forests and Green Infrastructure. Areas not shown but should also be considered are Green Prints Non-Tidal, Tidal Bay and Coastal Ecosystems Fisheries.

